

After Recording Return To:

Jacqueline & Gonzalo Sanchez
2203 D Avenue
Anacortes, WA 98221

Real Estate Excise Tax
Exempt
Skagit County Treasurer
By Lena Thompson
Affidavit No. 20235935
Date 03/27/2023

Grantors: Gonzalo Sanchez a/k/a Gonzalo Sanchez Arias and Jacqueline Sanchez, a married couple
Grantee: Aguila's LLC, a Washington limited liability company
Legal Description (abbreviated): Lots 153 & 154, Eaglemont Phase 1B, Division Nos. 5 & 6
Assessor's Property Tax Parcel/Account Number: P124062/4883-000-153-0000 and P124063/4883-000-154-0000

QUIT CLAIM DEED

Gonzalo Sanchez, a/k/a Gonzalo Sanchez Arias, and Jacqueline Sanchez, a married couple, GRANTORS, in consideration of WAC 458-61A-211(2)(a), convey and quit claim to Aguila's LLC, a Washington limited liability company, GRANTEE, the following described real estate, situated in the County of Skagit, State of Washington, together with all after acquired title of the Grantors therein:

LOTS 153 AND 154, PLAT OF EAGLEMONT PHASE 1B, DIVISION NOS. 5 AND 6, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 10, 2006, UNDER AUDITORS FILE NO. 200601100170, RECORDS OF SKAGIT COUNTY, WASHINGTON.

Additional Legal Description, See Exhibit A.

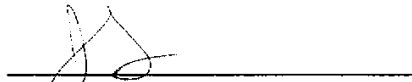
Property address: 4621 & 4619 Beaver Pond Drive South, Mount Vernon, WA 98274

Tax Parcel Numbers: P124062 and P124063

DATED this 22nd day of March, 2023.



Gonzalo Sanchez



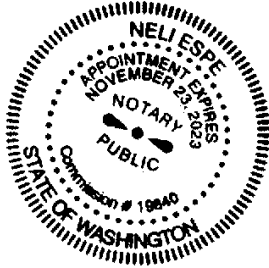
Jacqueline Sanchez

STATE OF WASHINGTON
COUNTY OF SKAGIT

ss.

On this day personally appeared before me Gonzalo Sanchez and Jacqueline Sanchez to me known to be the individuals described in and who executed the within and foregoing instrument, and acknowledged that they signed the same as their free and voluntary act and deed, for the uses and purposes therein mentioned.

Given under my hand and official seal this 22nd day of March, 2023



NELI ESPE
Notary Public in and for the State of Washington
Residing at Anacortes
My appointment expires: November 23, 2023

EXHIBIT A

1. RESERVATIONS CONTAINED IN DEED

Executed by: James E. Moore and Myrtle Moore, husband and wife

Recorded: February 4, 1942

Auditor's File No.: 348986

Regarding: Reserving unto English Lumber Company, its Successors and assigns all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same. Affects Northeast $\frac{1}{4}$; EXCEPT the Northwest $\frac{1}{4}$ thereof, all in Section 27, Township 34 North, Range 4 East, W.M.

2. RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON

Executed by: Marie Fleitz Dwyer; Frances Fleitz Rucker and Lola Hartnett Fleitz

Recorded: October 22, 1918

Auditor's File No.: 128138

Regarding: Reserving all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

3. RESERVATIONS CONTAINED IN DEED FROM THE STATE OF WASHINGTON

Executed by: Atlas Lumber Company

Recorded: April 18, 1914

Auditor's File No.: 102029

Regarding: Reserving all oil, gases, coal, ores, minerals, fossils, etc., and the right of entry for opening, developing and working the same and providing that such rights shall not be exercised until provision has been made for full payment of all damages sustained by reason of such entry.

4. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey, recorded November 25, 1992 as Auditor's File No. 9211250027.

5. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted by Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded August 25, 1993, as Auditor's File No. 9308250085.

6. Easement affecting a portion of subject property for the purpose of gas pipelines, including terms and provisions thereof granted to Cascade Natural Gas Corporation, recorded October 11, 1993, as Auditor's File No. 9310110127.

7. Easement affecting a portion of subject property for ingress, egress, utilities and provisions therein, granted by Puget Sound Energy, Inc., formerly Puget Sound Power & Light Co. dated August 8, 1993, recorded November 2, 1993, as Auditor's File No. 9311020145.

8. Protective covenants, easements and/or assessments, but omitting restrictions, if any, based on race, color, religion or national origin executed by Sea-Van Investment Associates, a Washington General Partnership, dated January 11, 1994, recorded January 25, 1994, as Auditor's File No. 9401240030.

Above covenants, conditions and restrictions were amended on December 11, 1995, March 13, 1996 and January 31, 2000 and recorded December 11, 1995, March 18, 1996 and February 1, 2000, as Auditor's File No's. 9512110030, 9603180110, and 200002010099.

9. Easement and set-back requirements as set forth in the covenants of Eaglemont, recorded under Auditor's File No. 9401250030.

10. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey, named Eaglemont, Phase 1A, recorded January 25, 1994 as Auditor's File No. 9401250031.

11. Any and all offers of dedications, conditions, restrictions, easements, fence line/boundary discrepancies and encroachments, notes, provisions and/or any other matters as disclosed and/or delineated on the face of the following plat/short plat/survey, named Eaglemont, Phase 1B, Divisions 5 and 6, recorded January 10, 2006 as Auditor's File No. 200601100170.

The company calls attention to provisions contained in Washington Uniform Common Interest Ownership Act, Senate Bill 6175, providing that Plats recorded after July 1, 2018, and older Plats that have opted in, that meet the requirements under Senate Bill 6175 will require delivery to the Proposed Purchaser of either "Public offering Statement" or "Resale Certificate."

12. AGREEMENT AND THE TERMS AND PROVISIONS THEREOF:

Parties: Sea-Van, LLC and City of Mount Vernon, a Washington municipal corporation

Date: May 26, 2010

Recorded: June 2, 2010

Auditor's File No.: 201006020039

Regarding: Development agreement amending master plan